

APPENDIX A

NOTICE OF PREPARATION (NOP), RESPONSES TO NOP, AND PUBLIC SCOPING MEETING NOTICE

JULY-AUGUST 2004



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

NOTICE OF PREPARATION

TO: Responsible, Trustee and other
Interested Public Agencies

FROM: City of Sunnyvale
Community Development
456 West Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707

SUBJECT: **Notice of Preparation of a Draft Environmental Impact Report**

The City of Sunnyvale will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is not attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice.

Please send your response to Gerri Caruso at the address shown above. We will need the name for a contact person in your agency.

Project Title: **East Sunnyvale Industrial-to-Residential (ITR) Project**

Project Applicant: **City of Sunnyvale, Community Development**

Project Description: The proposed project consists of two main components: 1) a General Plan amendment to change the land use and zoning on the site to the City's *Industrial-to-Residential (ITR)* combining district designation; and 2) two specific residential development projects on portions of the site. The GPA and the PD zoning would allow for a mix of new uses, such as residential and commercial, as well as the continuation or expansion of the existing and allowed industrial uses under the existing *M-S (Industrial and Service)* General Plan designation and zoning. (See attached for detailed description)

Date: March 13, 2006

Signature: 
Title: Principal Planner
Telephone: (408) 730-7591
E-Mail: GCaruso@ci.sunnyvale.ca.us

A. INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide public agencies with the environmental information required to evaluate a proposed project, establish methods for reducing adverse environmental impacts, and consider alternatives to a project prior to the approval of the project.

The EIR for the proposed General Plan Amendment and Rezoning of an approximately 130-acre site in Sunnyvale will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include:

- A summary of the EIR
- A project description
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures
- Alternatives to the project as proposed
- Environmental consequences, including: (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) the growth-inducing impacts of the proposed project, (c) effects found not to be significant, and (d) cumulative impacts.

B. PROJECT LOCATION

The project site is located in the City of Sunnyvale, south of US Highway 101 (US 101) and west of Lawrence Expressway, and consists of 16 parcels (Assessor Parcel Numbers: 205-21-001, 205-21-002, 205-21-007, 205-21-008, 205-21-009, 205-21-010, 205-22-005, 205-22-014, 205-22-020, 205-22-021, 205-22-022, 205-22-023, 205-23-001, 205-23-002, 205-27-010, and 205-27-011). The site is bounded by Duane Avenue to the north and northeast; Stewart Drive to the southeast and south; Wolfe Road to the southwest; and Fair Oaks Park, The King's Academy college preparatory middle and high schools, as well as the Rainbow Montessori preschool, to the west.

Surrounding land uses include single family detached residences to the north, commercial uses to the east, commercial and industrial uses to the southeast and south and southwest. Residential apartments and commercial restaurants are also located to the east across Lawrence Expressway. A regional map, vicinity map, and aerial photograph of the project site are shown on Figures 1, 2, and 3, respectively.

C. DESCRIPTION OF THE PROJECT

The proposed project consists of two main components: 1) a General Plan amendment to change the land use and zoning on the site to the City's *Industrial-to-Residential (ITR)* combining district designation; and 2) two specific residential development projects on portions of the site. The GPA and the PD zoning would allow for a mix of new uses, such as residential and commercial, as well as the continuation or expansion of the existing and allowed industrial uses under the existing *M-S (Industrial and Service)* General Plan designation and zoning. The two project components are further described below.

1. General Plan Amendment

The project proposes to amend the City's General Plan Land Use Map to change the land use designation on the site from *M-S (Industrial and Service)* to *Industrial-to-Residential (ITR)* in order to allow for the conversion and redevelopment of the site with residential uses. The ITR designation on the site would allow for: the continuation or expansion of existing industrial and commercial uses; the construction of new medium- to high-density residential housing; or a combination of both.

The future residential development on the site would consist of medium-density and high-density residential units, in accordance with the City's *R-3 (Medium-Density Residential)* and *R-4 (High-Density Residential)* zoning districts. The R-3 zoning district allows up to 24 dwelling units per acre, and typically includes condominiums, townhouses, and apartments. The R-4 zoning district allows up to 36 dwelling units per acre, and typically includes condominiums/flats and apartments. Figure 4 shows the locations of the proposed R-3 and R-4 designations on the site. Development of the residential uses on the site in accordance with Figure 4 would allow for a total of up to 2,842 residential units to be constructed on the site.

2. Specific Development Projects

The project also includes two proposed specific residential development projects on portions of the overall site. Each of these residential developments is described in more detail below.

AMD Property at Duane Avenue/Pick Place

This project proposes the development of up to 222 townhouse units on an approximately 14-acre portion of the site, which is located on the south side of Duane Avenue, east of De Guigne Street/Pick Place (refer to Figure 3). This area is currently a grass field with surrounding landscaping. All of the proposed townhouse units would be three stories in height and would have a two-car garage. The maximum building height would be 36 feet.

Duane Court/East Julian Avenue

This project proposes the development of up to 304 residential units, consisting of up to 234 condominium/flat units and up to 70 townhouse units, on the northeastern portion of the site, on the property surrounded by Duane Court, Lawrence Expressway and East Julian Avenue (refer to Figure 3). This property is approximately 7.3 acres in size and is currently occupied by five industrial buildings, with surrounding landscaping and surface parking lots, as well as a gasoline service station and car wash. The condominium/flat units would be constructed on the southeast portions of the site, in two clusters of five-story buildings, with below-grade parking and a maximum height of 55 feet. All of the proposed townhouse units would be two to three stories in height and would have a two-car garage.

D. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

The EIR will address the following environmental issues: land use, transportation, air quality, noise, visual and aesthetics, biological resources, geology and soils, hydrology and water quality, hazards and hazardous materials, cultural resources, utilities and service systems, energy, availability of public facilities and services, cumulative impacts, alternatives to the project, and growth inducing impacts. A brief discussion of the anticipated environmental impacts is presented below.

Land Use: The project site is currently an active industrial and commercial area, and is surrounded by a variety of land uses, including residential, schools, commercial and industrial uses. The EIR will evaluate potential land use conflicts associated with the proposed project, including compatibility with existing and proposed land uses in the project area. The proposed project would have a beneficial impact on the City's jobs/housing imbalance. The EIR will describe any physical environmental impacts related to the project's population and housing impacts. Program-level and project-specific mitigation measures will be identified to reduce significant land use impacts, as appropriate.

Transportation: The traffic analysis prepared for the EIR will describe the existing roadway conditions, circulation patterns, and other elements (light rail, bus routes, etc.) of the transportation system in and around the site, including the local streets and intersections, regional facilities, and freeways. The traffic analysis prepared for the EIR will compare the trip generation of the proposed project with the trips from the existing uses and will evaluate the potential for the project to result in significant traffic impacts. A transportation modeling analysis will be prepared in order to evaluate the long-term impacts of the proposed project on the overall transportation network in the General Plan. The EIR will also include an intersection-specific (level of service) analysis, which will evaluate the near-term impacts of the project on all intersections and transportation facilities likely to experience significant changes. Program-level and project-specific mitigation measures will be identified to reduce significant transportation impacts, as appropriate.

Air Quality: The EIR will describe the regional air quality conditions in the San Francisco Bay Area, and address air quality impacts expected to result from the proposed land use change, in conformance with the criteria identified by the Bay Area Air Quality Management District. Impacts from construction-related activities, such as construction vehicle exhaust and fugitive dust, will also be discussed. The EIR will estimate the traffic to be generated as a result of the project and the potential air quality impacts resulting from project-generated traffic. Program-level and project-specific mitigation measures necessary to reduce significant air quality impacts will be identified, as appropriate.

Noise: The EIR will discuss the existing noise setting and the noise levels associated with the project and project-generated traffic. The noise analysis will determine whether the ambient noise levels at the site are compatible with the proposed residential and commercial uses. Impacts resulting from construction noise will also be addressed. Program-level and project-specific mitigation measures will be identified to reduce significant noise impacts, as appropriate.

Visual and Aesthetics: The EIR will describe the existing visual character of the project site area and will address the visual impacts of the project. Program-level and project-specific mitigation measures will be identified to reduce significant visual and aesthetic impacts, as appropriate.

Biological Resources: A description of the biological conditions on the site and the impacts of the project will be evaluated in the EIR. The EIR will address the presence/absence of special-status plant and animal species and sensitive habitats on the site. A survey of the existing trees on the entire site will also be included in the EIR. This tree survey will identify the species, size, health/condition, and valuation of all trees on the two specific development sites, in conformance with the City's requirements. For the remainder of the site, this survey will also identify the trees present on the site, sorted by species and age/maturity, and will provide a species-level assessment of tree health and potential for preservation/relocation. Program-level and project-specific mitigation measures will be identified to reduce significant impacts to biological resources, as appropriate.

Geology and Soils: The EIR will describe the geologic setting and address the impacts associated with developing the site. The suitability of the soils on-site to support the proposed structures will be evaluated. Program-level and project-specific mitigation measures will be identified to reduce significant geological impacts, as appropriate.

Hydrology and Water Quality: The EIR will describe the changes in site drainage and hydrological conditions resulting from the project. The EIR will identify the capacity of existing and planned storm drain systems to accommodate storm water runoff from the proposed development, and will discuss methods for draining the project site. Water quality impacts and conformance with the Santa Clara Valley Urban Runoff Pollution Prevention Program, as well as other Regional Water Quality Control Board requirements, will be addressed. Program-level and project-specific mitigation measures will be identified to reduce significant hydrologic impacts, as appropriate.

Hazards and Hazardous Materials: The project site is an active industrial campus and has recorded instances of soil and groundwater contamination. It should be noted that property owners at and near the site are also working with the Regional Water Quality Control Board (RWQCB) to address these issues, with or without the proposed project. Portions of the project site are identified on the California Environmental Protection Agency/Office of Emergency Information's CORTESE list. This database identifies: public drinking water wells with detectable levels of contamination; hazardous substance sites selected for remedial action; sites with known toxic materials identified through the abandoned site assessment program; sites with underground storage tanks (USTs) having a reportable release; and all solid waste disposal facilities from which there is known migration.

The EIR will describe the existing conditions on and adjacent to the site, including the potential for existing soil and/or groundwater contamination at the site to impact future residential uses on the site. The EIR will also evaluate the risks posed to the project by ongoing operations on the site as well as nearby hazardous materials users. Program-level and project-specific mitigation measures will be identified to reduce significant hazardous materials impacts, as appropriate.

Cultural Resources: No historically significant resources are present on the site. The EIR will describe the potential for prehistoric (Native American) cultural resources to be present on the site and the project's potential to impact those resources. Program-level and project-specific mitigation measures will be identified to reduce significant impacts to cultural resources, as appropriate.

Utilities and Service Systems: The EIR will describe the existing utilities in the site area and will analyze the impacts of the proposed project on public utilities and services including sanitary sewer, storm drains, water supply, and solid waste. Program-level and project-specific mitigation measures will be identified to reduce significant impacts to utilities and services systems, as appropriate.

In accordance with the requirements of SB 610, which requires analysis of long-term water supply for projects of regional significance, the EIR will describe the existing water supply conditions and wastewater services, and will evaluate the impacts of the proposed project. Mitigation measures will be identified that would avoid or reduce significant impacts to the availability of water supply, as necessary.

Energy: In conformance with CEQA Guidelines Section 15126.4(c) and Appendix F, the EIR will examine the potential for the proposed development projects and/or the General Plan Amendment to result in excessive or inefficient use of energy and will discuss the energy conservation measures included in the project. Program-level and project-specific mitigation measures will be identified to reduce significant impacts, as appropriate.

Availability of Public Facilities and Services: In conformance with CEQA and relevant case law, the EIR will address the availability of public facilities and service systems to meet demands generated as a result of the proposed land use change and specific development project. Impacts will not be identified as environmental unless the project triggers a physical environmental change, such as the need to construct new facilities.

Cumulative Impacts: The EIR will address the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. This section will cover all subject areas discussed in the EIR and will specify which of the areas are anticipated to experience significant cumulative impacts. Cumulative impacts will be discussed qualitatively, unless specific quantitative information on other pending projects is available prior to publication of the Draft EIR.

Alternatives to the Project: Alternatives to the project as proposed, including a "No Project" alternative, will be addressed. Other alternatives analyzed will be selected based on their ability to reduce or avoid environmental impacts and will likely include a reduced density alternative, a smaller project site, alternative location, and an alternative land use, if those alternatives might reasonably be assumed to reduce or avoid any impacts from the proposed project.

Growth-Inducing Impacts: The EIR will discuss the ways in which the project could foster growth in the surrounding environment.

Other CEQA Sections: The EIR will include other sections required by CEQA, including Significant Unavoidable Impacts, Significant Irreversible Environmental changes, Authors and Consultants, References, and Technical Appendices.

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CalTrans, District 4
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Division of Water Rights
State Water Control Board
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Sacramento, CA 95812-2000

Water Resources Commission
CA Region Water Control Board
San Francisco Bay Region
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Oakland, CA 94612

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Sunnyvale, CA 94086

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Santa Clara, CA 95112

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Laurie Park, General Mgr.
Hetch Hetchy Water & Power
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San Francisco, CA 94103

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Dir of Assist Services
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Community Projects Review Unit
Santa Clara Valley Water
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Cupertino, CA 95014

Toby S
Director of Facilities & Modernization
Operations and Transportation
Cupertino School District
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Cupertino, CA 95014

Pacific Bell
Heidi Lutz (Residential)
3475 N. First Street, Room #200
San Jose, CA 95134



April 13, 2006

City of Sunnyvale
Community Development
456 West Olive Avenue
Sunnyvale, CA 94088-3707

Attention: Gerri Caruso

Subject: **NOP -- Industrial to Residential**

Dear Ms. Caruso:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the Notice of Preparation for potential General Plan and Zoning changes to an approximately 130-acre site bounded by Duane Ave., Stewart Dr., Wolfe Rd., and Fair Oaks Park, the King's Academy middle and high schools, as well as Rainbow Montessori preschool.

Bus Service

VTA provides bus service and maintains 4 bus stops along EB Duane Ave. adjacent to the project site and 2 bus stops that also offer ACE Shuttle Service along WB Stewart Dr. adjacent to the project site. In order to provide convenient access to transit service, VTA staff recommend that the City provide the following improvements:

- Maintain bus stops in the same general area
- Provide 22' curb lanes or bus duckouts with concrete pads (Figure 22, attached)
- Provide 8' x 40' concrete passenger waiting pads (Figure 20, attached)
- Provide 10' x 55' concrete bus pads in street
- Submit the bus stop improvement plans to VTA for review
- Provide PDF site plans of approved bus stop improvements
- Notify Ron Wong at (408) 321-7054 for temporary relocation of bus stops 72 hours prior to construction

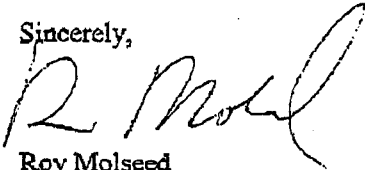
On-Site Planning and Design

VTA recommends following the Community Design & Transportation Manual (CDT) of Best Practices as each development is planned. The CDT Manual of Best Practices is available upon request from VTA staff. For information, please call the Development & Congestion Management Division at (408) 321-5725.

City of Sunnyvale
April 13, 2006
Page 2

Thank you for the opportunity to review this project. VTA looks forward to reviewing future development plans for this site once they become available. If you have any questions, please call Tyler Newgren at (408) 321-5821.

Sincerely,

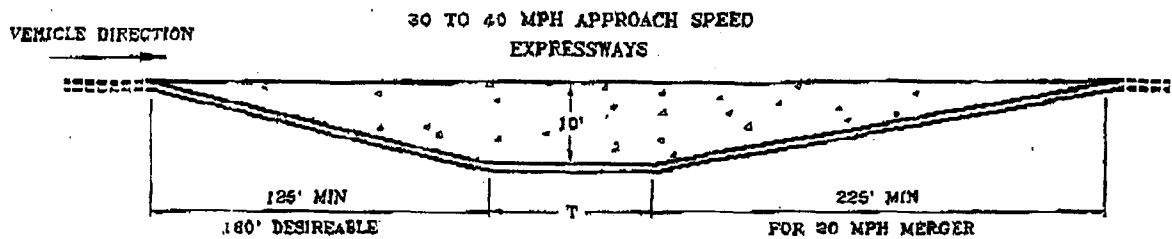
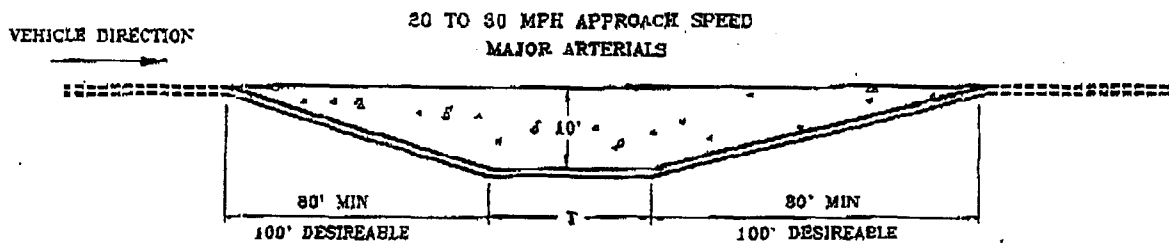
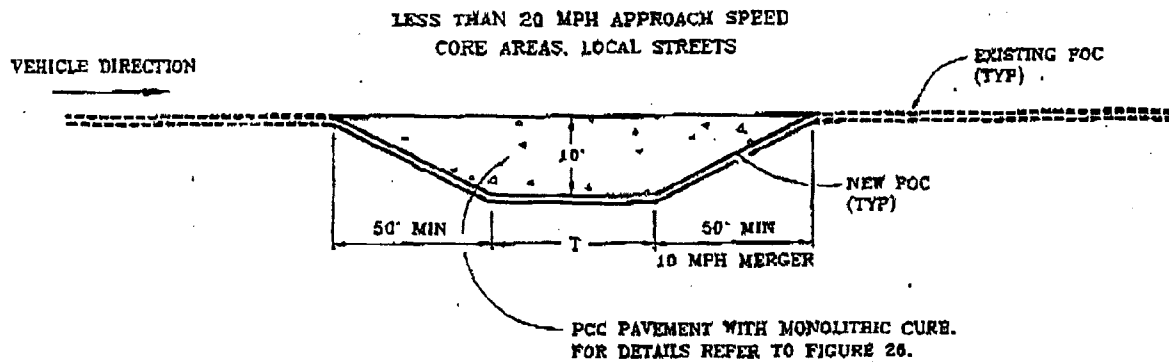
A handwritten signature in black ink, appearing to read "R. Molseed", is written over the word "Sincerely,".

Roy Molseed
Senior Environmental Planner

RM:TN:kh

Attachments

cc: Samantha Swan, VTA



PLAN VIEW

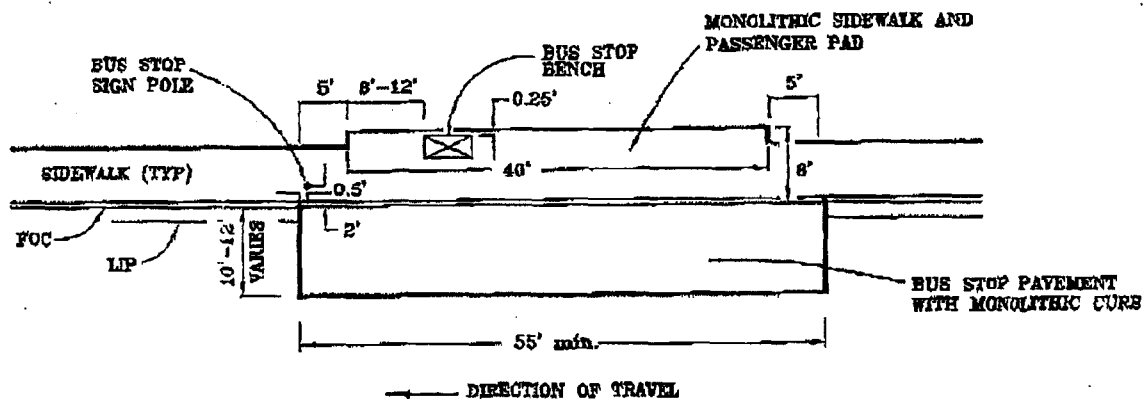
NOTE:

T (TANGENT LENGTH) = 55' REQUIRED FOR ONE BUS STOP.
 = $55' + 70' (X-1)$, WHERE X = # OF BUSES
 (USE AT MAJOR TRANSFER TERMINAL)

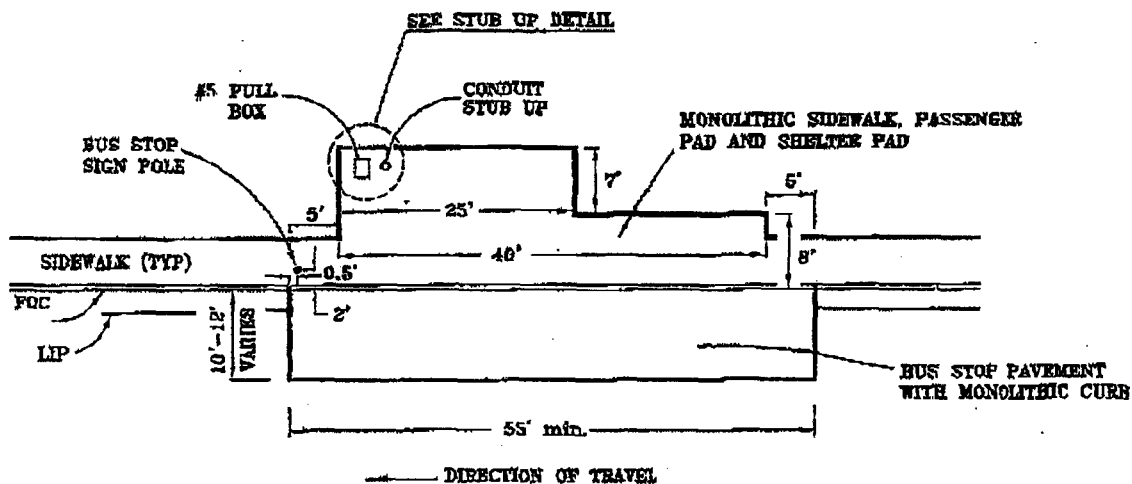
SANTA CLARA VALLEY TRANSPORTATION AUTHORITY

TYPICAL BUS DUCKOUT

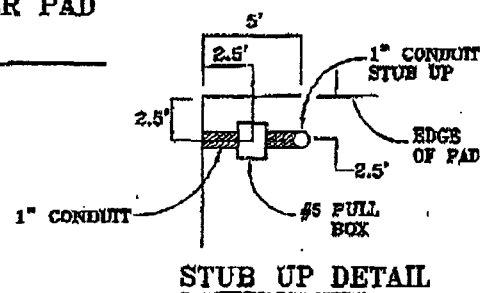
FIGURE 22



**BUS STOP AND PASSENGER PAD
WITHOUT SHELTER**



**BUS STOP AND PASSENGER PAD
WITH SHELTER**

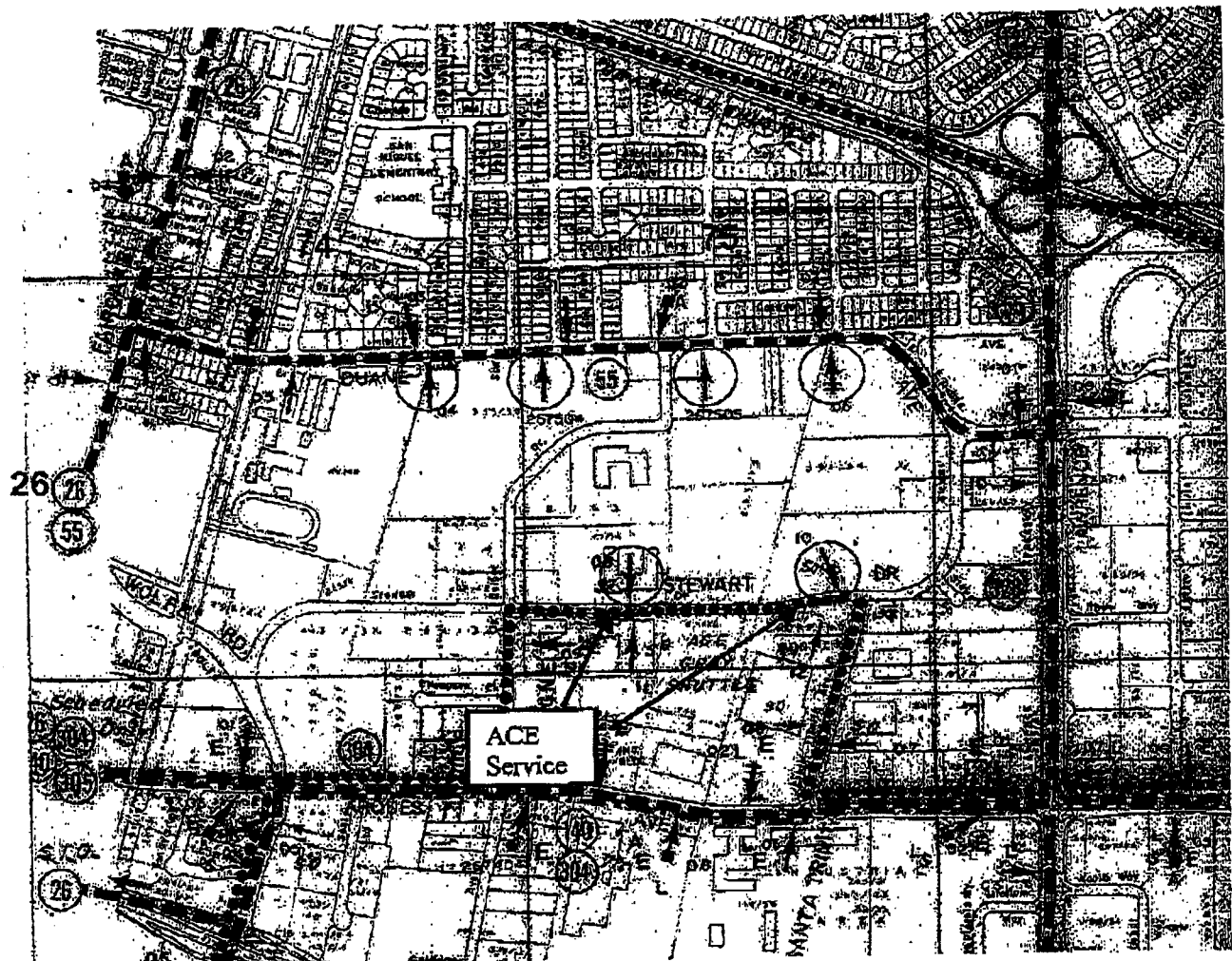


STUB UP DETAIL

SANTA CLARA VALLEY TRANSPORTATION AUTHORITY

BUS STOP CONFIGURATION

FIGURE 20



Santa Clara Valley
Water District

3750 ALMADEN EXPWY
SAN JOSE, CA 95118-3686
TELEPHONE (408) 265-2600
FACSIMILE (408) 266-0271
www.valleywater.org
AN EQUAL OPPORTUNITY EMPLOYER

RECEIVED

APR 18 2006

PLANNING DIVISION

File: 31062
Calabazas Creek

X-Fac: Sunnyvale East Outfall

April 13, 2006

Ms. Gerri Caruso
Planning Division
City of Sunnyvale
P.O. Box 3707
Sunnyvale, CA 94088-3707

Subject: Notice of Preparation of a Draft Environmental Impact Report for East Sunnyvale
Industrial-to-Residential (ITR) Project

Dear Ms. Caruso:

Santa Clara Valley Water District (District) staff received the subject Notice of Preparation documents on March 16, 2006.

The site is located within the Calabazas Creek watershed. According to the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM), the majority of the site is within Zone X, areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot, or with drainage areas less than 1 square mile. A small part of the western portion of the site is within Zone AO, a special flood hazard zone where flood depths have been determined to be 1.5 feet. The District recommends that buildings located within Zone AO be elevated 2 feet above the 100-year water surface elevation, and the buildings within Zone X be elevated a minimum of 2 feet above the existing ground.

Although the western boundary of the project site borders District fee title right of way and is adjacent to the Sunnyvale East Outfall, the proposed zoning change from Industrial use to Industrial-to-Residential use and the proposed construction of residential developments at Duane Avenue/Pick Place and Duane Court/East Julian Avenue located on the eastern portion of the site, will not directly impact District facilities; therefore, a District permit is not required.

Please note, according to District Ordinance 83-2, any activity or work within 50 feet of a District facility will require a District permit; this includes the future redevelopment of assessor parcel 205-27-011, as indicated on the proposed land use plan. Since the site is located within the Calabazas Creek Watershed, the site drainage as a result of future redevelopment must be directed into Calabazas Creek through an existing storm drain system.

Since the project site is greater than one acre, a Notice of Intent (NOI) must be filed to comply with the NPDES General Permit for Storm Water Discharge associated with construction activity

Ms. Gerri Caruso
Page 2
April 13, 2006

with the State Water Resources Control Board prior to the start of construction. A storm water pollution prevention plan (SWPPP) must also be prepared for the site.

In compliance with the City's NPDES permit, in particular Provision C.3, the project needs to include measures to both address quality and quantity of storm water generated from the development. Such measures may include directing runoff from parking lots and roofs to appropriate landscaping areas to allow pollutants to be reduced in the water that will eventually be discharged to Calabazas Creek. A good source to reference for information regarding how to include such features in the final site design is the *Start at the Source Design Guidance Manual for Stormwater Quality Protection*, a copy of which can be obtained through the Bay Area Stormwater Management Agencies Association (BASMAA). The measures should be incorporated early in the planning/design process for best utilization and incorporation of the measures into the project.

Please note the RWCQB has stated that inlet filters are not acceptable. They are easily blocked by debris during storms causing street flooding, and the required level of maintenance is almost never provided resulting in inadequate treatment of storm water and may result in the filters becoming a pollutant source instead of a treatment device.

Thank you for the opportunity to review the notice of preparation. If you have any questions or comments, please call me at (408) 265-2607, extension 3135. Please reference District File No. 31062 on future correspondence regarding this project.

Sincerely,



Wendy Jones, P.E.
Assistant Engineer
Community Projects Review Unit

cc: B. Goldie, S. Tippets, U. Chatwani, W. Jones, E. Hayes, File (2)
wj:mf
0412b-pl.doc

County of Santa Clara

Roads and Airports Department
Land Development and Permits

101 Skyport Drive
San Jose, California 95111-1302
(408) 573-2460 FAX (408) 441-0275

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APR 17 2006

PLANNING DIVISION



April 14, 2006

Gerri Caruso
Principal Planner
Community Development City of Sunnyvale
456 West Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-0307

Subject: Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the East Sunnyvale Industrial to Residential (ITR) Project

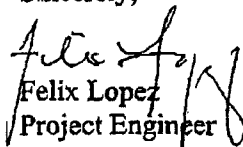
Dear Mr. Caruso:

On March 16, 2006, we received and reviewed your Notice of Preparation of a DEIR of the above subject. The following are our comments:

1. Your traffic impact study should include the following County maintained intersections along Lawrence Expressway: Duane Avenue, Sandia Avenue, Tasman Avenue, Arques Avenue, Kifer Road, and Monroe/Reed Avenue.
2. Your traffic impact study should also include the on and off ramps of Central Expressway at Wolfe, Fair Oaks, and Lawrence Expressway.
3. Please send us a copy of the DEIR for our review and comments.

Thank you for the opportunity to review and comment on this project. Please call me at (408) 573-2462 for any questions.

Sincerely,


Felix Lopez
Project Engineer

cc: MA, AP, RN, WRL, file

STATE OF CALIFORNIA — BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, GOVERNOR

DEPARTMENT OF TRANSPORTATION

P. O. BOX 23660
OAKLAND, CA 94623-0660
(510) 286-4444
(510) 286-4454 TDD



*Flex your power!
Be energy efficient!*

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APR 24 2006

PLANNING DIVISION

April 19, 2006

SCL-101-43.85
SCL101823

Ms. Gerri Caruso
City of Sunnyvale
P.O. Box 3707
Sunnyvale, CA 94088-3707

Dear Ms. Caruso:

East Sunnyvale Industrial to Residential General Plan Amendment (GPA) and Planned Development (PD) Projects – Notice of Preparation (NOP)

Thank you for including the California Department of Transportation in the environmental review process for the proposed project. We have reviewed the NOP and have the following comments to offer.

Our primary concern with the project is the potentially significant impact it may have to traffic volume and congestion. In order to address our concerns regarding the proposed development, we recommend a traffic impact analysis be prepared. We encourage the City to coordinate preparation of the traffic study with our office and would appreciate the opportunity to review the scope of work. Of particular interest to the Department are the project's potential impacts to the mainline sections and ramp systems of State Route (SR) 237 and US-101. Please ensure that the information detailed below is provided in the Traffic Study to ensure a thorough assessment of project-related impacts to all affected State roadway facilities.

We recommend you utilize Caltrans' "Guide for the Preparation of Traffic Impact Studies" which can be accessed from the following webpage:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

E. Information on the project's traffic impacts in terms of trip generation, distribution, and assignment. The assumptions and methodologies used in compiling this information should be addressed.

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2. Current Average Daily Traffic (ADT), AM, and PM peak hour volumes on all significantly affected streets, highway segments, intersections and ramps.
3. Schematic illustration of the traffic conditions for: 1) existing, 2) existing plus master plan, and 3) cumulative for the intersections in the master plan area.
4. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect the State Highway facilities being evaluated.
5. Mitigation measures should consider highway and non-highway improvements and services. Special attention should be given to the development of alternate solutions to circulation problems that do not rely on increased highway construction.
6. All mitigation measures proposed should be fully discussed, including financing, scheduling, implementation responsibilities, and lead agency monitoring.

Required roadway improvements should be completed prior to issuance of the project's Certificate of Occupancy. An encroachment permit is required for work in the State Right of Way (ROW), and the Department will not issue a permit until our concerns are adequately addressed. Therefore, we strongly recommend that the City work with both the applicant and the Department to ensure that our concerns are resolved during the CEQA process, and in any case prior to submittal of an encroachment permit application.

Please send two copies of the Traffic Study, including Technical Appendices, and the environmental document, to the address below as soon as they are available.

José L. Olveda, Associate Transportation Planner
Office of Transit and Community Planning, Mail Station 10-D
California DOT, District 4
111 Grand Avenue
Oakland, CA 94612-3717

Right-of-Way

Work or traffic control that encroaches onto the State right-of-way (ROW) requires an encroachment permit from the Department. To apply for an encroachment permit, submit a completed encroachment permit application, environmental documentation, and five (5) sets of plans (in metric units) which clearly indicate State ROW to the address below. Traffic related mitigation measures should be incorporated into the construction plans during the encroachment permit process.

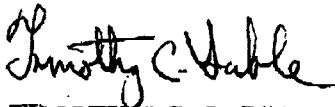
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Mr. Sean Nozzari, District Office Chief
Office of Permits
California Department of Transportation, District 04
P. O. Box 23660
Oakland, Ca 94623-0660

An encroachment permit application and instructions can be located at the following web address: <http://www.dot.ca.gov/hq/traffops/developserv/permits/applications/index.html>

Should you require further information or have any questions regarding this letter, please call José L. Olveda of my staff at (510) 286-5535.

Sincerely,



TIMOTHY C. SABLE

District Branch Chief

IGR/CEQA

**Scoping Meeting
for
Environmental Impact Report**



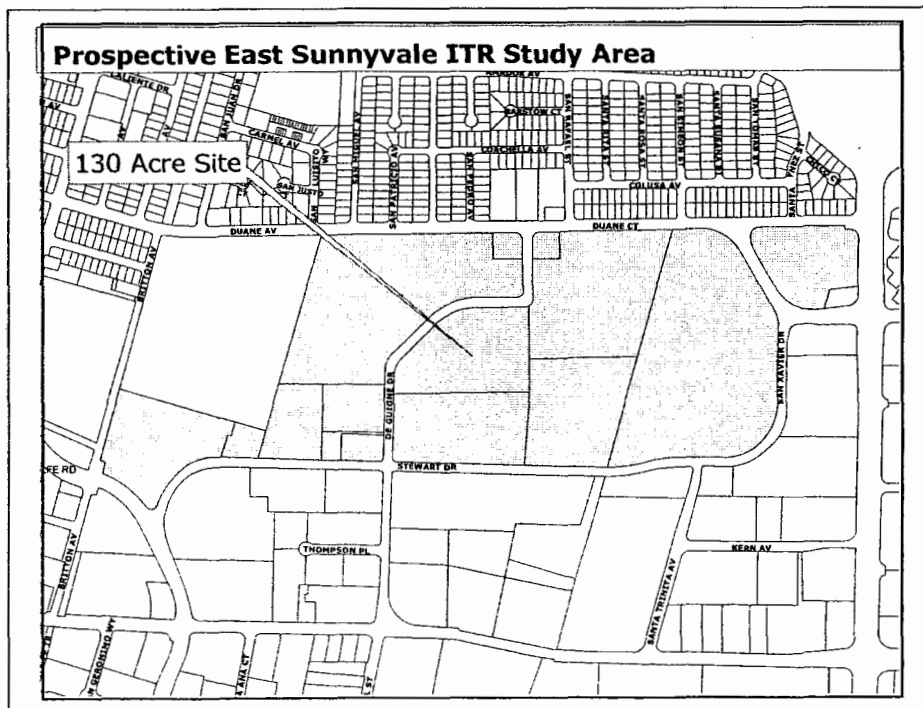
Potential General Plan and Zoning Changes

**April 5, 2006
3:00 a.m. – 5:00 p.m.
City of Sunnyvale Council Chambers
456 West Olive Avenue**

The purpose of the meeting is to collect comments and recommendations about environmental issues associated with the proposed land use change that may be evaluated in the EIR.

The City of Sunnyvale would like to invite you to attend an environmental impact report (EIR) scoping meeting about **potential** General Plan and Zoning changes. An application has been made by AMD, the Riding Group, and Taylor Woodrow to evaluate the possibility of creating an ITR District (industrial to residential district) in the area generally bounded by Duane Avenue, Stewart Drive and San Xavier Drive, in the vicinity of the AMD headquarters site.

The purpose of an ITR district is to zone and plan properties that can transition from industrial uses and redevelopment to residential development. The ITR district allows industrial, office, commercial and residential use to coexist while the area transitions



For additional information, please call Gerri Caruso, Principal Planner, at 408-730-7591.